

Board of County Commissioners

Division of Planning & Development

Planning Department

209 North Florida Street, Suite 5 • Bushnell, FL 33513-6146 • Phone (352) 793-0270 • FAX: (352) 793-0274
SunCom: 665-0270 • Website: <http://bocc.co.sumter.fl.us/plandevelop>



Development Review Committee Meeting **May 24, 2004**

Members Present: Roberta Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Charles Cilenti-Planner, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Brad Burris-Fire Services, Dan Hickey-Fire Services, Skip Lukert-Building Official, Barry Ginn-Ginn Engineering, Dale Parrett-Public Works, Michael Springstead-Springstead Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Mrs. Keenum moved to approve the minutes from the May 17, 2004 meeting. Mr. Helms seconded the motion and the motion carried.

Old Business:

VOS: Alexa Villas – Major Development – Preliminary and Engineering Review

Rick Busche, Kimley-Horn and Associates, was present and requesting preliminary and engineering plan approval to develop a 66-unit subdivision. This item had been tabled at the applicant's request due to ongoing issues regarding an emergency access point. A twelve-foot easement will be shown on the revised plans for emergency access. The secondary access will consist of a hinged gate on the perimeter wall with a stabilized exit route. Setbacks on double frontage lots were discussed. All exterior walls need to be located on the plans. Drainage easements were discussed.

Mr. Helms moved to approve the preliminary and engineering plans, subject to revised plans being submitted addressing all comments. Mr. Cilenti seconded the motion and the motion carried.

Roberta Rogers, Director
Planning and Development
(352) 793-0270

Richard Helms,
Development Coordinator
(352) 793-0270

Bernard Dew, County Administrator
(352) 793-0200
209 North Florida Street
Bushnell, FL 33513

Benny G. Strickland, Chairman
Dist 1, (352) 753-1592 or 793-0200
209 North Florida Street
Bushnell, FL 33513

Joey A. Chandler, Vice Chairman
Dist 2, (352) 748-5005
6255 CR 249
Lake Panasoffkee, FL 33538

Billy "Tiny" Rutter, Dist 3
(352) 748-4220
5885 CR 472
Oxford, FL 34484

James "Jim" Roberts, Dist 4
(352) 793-4776
209 North Florida Street
Bushnell, FL 33513

Robin Cox, Dist 5
(352) 793-6910
P.O. Box 1482
Webster, FL 33597

First Baptist Church of Lake Panasoffkee – Medium Development – Conceptual Plan Review

JAW Davis, engineer of record, and Jon King, pastor, were present and requesting conceptual plan approval to construct a 6000 square foot building addition with additional parking areas. Mr. Davis explained the site plan that had been submitted. A driveway and the future sanctuary will be removed from the plans. The access road will be stabilized with millings. There are several comments remaining from staff and the county engineer of record, Barry Ginn, that can be addressed on engineering plans. Some of the previous comments have been addressed on revised plans. A medium development requires conceptual and engineering approvals only. A Southwest Florida Water Management District permit or exemption needs to be applied for prior to engineering approvals. A traffic impact study will be required to see if improvements to the access are needed. Surrounding properties and their uses were discussed. The proposed access road will include turn lanes. Traffic control features need to be provided on the plans. Water and wastewater issues were discussed. All fire hydrants need to be located on the plans. Some of the engineer's comments can be addressed on the engineering plans. General drainage patterns need to be shown on the plans. The parking areas will be grass. Revised conceptual plans will be needed.

Mr. Helms moved to approve the conceptual plans, subject to revised plans being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

New Business:

Reserve of Sumter County – Medium Development – Conceptual Plan Review

David Springstead, Springstead Engineering, Robert Sanchez, developer, Steve Richey, attorney for property owner, and Garry Breeden were present and requesting conceptual plan approval to develop a 17-lot subdivision. The eastern half of the proposed subdivision is a replat of a vested subdivision. An existing easement within the vested portion will be extended, or a petition to close will be filed. Mr. Springstead explained the layout of the proposed subdivision. The subdivision will allow single-family residences only. A vicinity sketch needs to be added to the plans. Property owner information needs to be included on the cover sheet. Restrictions will be filed on each individual deed. Additional information regarding the site plan needs to be included. Shared access for C-476 was discussed. There is a flood plain located on lot 13, but sufficient buildable area exists. All existing conditions for surrounding properties need to be shown. The existing plat, Sumter Gardens, will not be vacated, but will be replatted. A clearer legal description is needed. CR 627 is currently partially maintained by the County. The Committee discussed the requirement of dedicating right of way along CR 627 for the purpose of future development to the north. The County code requires a sixty-foot right of way and Public Works requires a fifty-foot right of way.

Mr. Helms moved to table the conceptual plan request in order to allow time for further research regarding the dedication of additional right of way. Mr. Cilenti seconded the motion and the motion carried. The motion and second were rescinded.

The applicant agreed to provide additional right of way for CR 627. A traffic impact study will not be required. All existing roads must be shown on the plans, along with indicating all utilities. Possible stabilization for the existing easement was discussed. Drainage and grading patterns need to be shown on the plans. The committee recommended submitting an exemption request letter to SWFWMD regarding permit requirements. All required regulatory agency permits need to be provided. All of the proposed lots do have buildable areas. The applicant will check on the location of any wetlands. Platted subdivision requirements were discussed. "Replat" needs to be included on the cover sheet. The existing forty-foot easement will be stabilized and made accessible. The property owners for the replatted portion of the subdivision will be responsible for stabilizing the right of way. The developer will be responsible for stabilizing the right of way for the new portion.

Mr. Helms moved to approve the conceptual plans, subject to revised plans being submitted addressing all comments and a fifty foot right of way being provided along CR 627. Mr. Cilenti seconded the motion and the motion carried.

Mr. Ginn and Attorney Neal excused themselves from the meeting at 3:10 PM.

VOS: Oleander Villas – Major Development – Preliminary Plan Review

Kim Burgess, Mid-State Engineering and Surveying, LLC, and Rick Busche, Kimley-Horn and Associates, Inc., were present and requesting preliminary approval to develop a 101-lot subdivision. Engineering comments were discussed regarding final outfall indication, location of existing utilities, existing/proposed line types, label street names and provide all required regulatory agency permits. There is one wall proposed along the northern boundary. Stub-outs can be utilized for an emergency access route since this will not be a walled villa. Staff comments were discussed regarding setbacks, stop signs, soil type and traffic patterns.

Mr. Helms moved for preliminary approval, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

The next meeting is scheduled for June 7, 2004.

Mr. Springstead moved to adjourn. Mr. Helms seconded the motion and the motion carried. The meeting adjourned at 3:20 P.M.